

## New Remote Delivery Facility improves Pentagon security

Recently, on the roof of the Pentagon's new Remote Delivery Facility (RDF) near the Mall Terrace, Wendy Thompson, the project's manager for the Renovation Program, looked out over the 250,000-square-foot structure and reflected back to May 17, 1999, the day ground was broken for the project. "It's hard to believe that just 20 months ago, this was the site of a parking lot," said Thompson. In fact, on August 31, 2000, just 16 months after construction began, Phase I of the project opened, precisely on schedule. Trucks, vans and other delivery vehicles began rolling into the facility's completed loading dock area at 9 o'clock that morning. David "Doc" Cooke, Director, Administration and Management, and Lee Evey, Pentagon Renovation Program Manager, along with Thompson and a crowd of 200, participated in a ribbon-cutting ceremony to mark the event.

In her opening comments at the ceremony, Thompson stated that the aggressive schedule required an aggressive team. "We promised back then that we would open the loading dock on August 31, 2000. There were some cynics, but we assembled a highly professional and dedicated team. Our Pentagon customers, the contractors and the renovation staff have worked together closely to identify and solve problems early and ensure requirements were met," said Thompson. "The turnover of Phase I on cost and on schedule is a testament to the success of everyone's efforts."

"The timely completion of this facility is the direct result of the outstanding teamwork and dedication of the Remote Delivery Facility team," said Mr. Cooke later in the ceremony. "This is, indeed, a showplace facility," he added. Mr. Cooke was surprised a few moments later when Mr. Evey approached the podium and read a letter from former Secretary of Defense, William S. Cohen.

"The Remote Delivery Facility will contribute significantly to the security of the Pentagon," the letter said. "It was Doc's leadership and vision that made the construction a reality. I believe it is appropriate to recognize Doc's lifetime



David "Doc" Cooke (left), Director, Administration and Management, and Lee Evey, Pentagon Renovation Program Manager, cut the ribbon to mark the completion of Phase One of the delivery facility.

of extraordinary service to the Department of Defense and the United States Government by dedicating the facility to him. Therefore, I dedicate the structure as the David O. Cooke Delivery Facility."

"It's a tremendous honor," said Cooke following the announcement. "It is equally rewarding to have had a hand in helping to improve the security of the Pentagon and the 25,000 people that work here each day."

Indeed, security was the driving factor for construction of the RDF. According to John Jester, Chief of Defense Protective Service, the Oklahoma City bombing in 1995 focused attention on federal building security across the country. "Over the past several years, terrorist events here in the U. S. and around the world attest to the security lapses that can occur when vehicles are able to park below or adjacent to occupied buildings," said Jester. "The new facility significantly improves the physical security of the Pentagon by providing a secure, remote and consolidated location for receiving and screening the thousands of items shipped to the building each day."

Presently, the RDF's 30 truck bays accommodate a daily average of 230 vehicles and as of December 31, 2000, more than 19,000 vehicles had been cleared through the new loading dock. While the RDF was being constructed, all vehicles and materials coming into the Pentagon were cleared at a smaller warehouse off the Pentagon reservation. "In terms of capacity, the new delivery facility is a tremendous improvement over the warehouse, which had only four bays," said Sgt. Peter Digiulio, supervisory police sergeant for the RDF. "We no longer have trucks stacking up waiting to be cleared. Improving the flow of vehicles and materials improves security because vehicles that linger are always a concern."

Once a vehicle receives approval to enter the new loading dock area, a thorough security inspection begins. First, one of four canine teams sniffs for explosives that may be hidden around the vehicle. Security personnel then



Wendy Thompson, Remote Delivery Facility Project Manager, addressed the crowd at the ribbon-cutting ceremony.



Workers install a portion of the Remote Delivery Facility's blast-resistant walls.

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use mirrors to complete an under-carriage inspection. If cleared, the vehicle is then permitted to back up into a pre-assigned loading bay. Drivers without a building pass must walk through a metal detector before being permitted to open the vehicle's cargo door. The canine team is called on again, this time sniffing for explosives inside the vehicle. Upon passing this inspection, materials can be off-loaded and brought to a screening area where they are placed on pallet-sized conveyor belts and passed through X-ray equipment and are subject to other screening measures. "Every vehicle and all items must be inspected thoroughly," said Sgt. Digulio. "We make no exceptions." When the screening process is complete, materials are transported to the Pentagon through a connector tunnel and to their final destination inside the building.

### **First design-build contract**

The RDF was the Pentagon Renovation Program's first design-build contract. "Design-build" means that one contractor is responsible for both design and construction of the facility. The project designer and the construction contractor submit a design and cost proposal as a team during the solicitation process, and then execute the work as a team after contract award. The Pentagon Renovation Program's contracts are structured such that a design-build team earns profits based only on its ability to earn award fees and incentive fees by exceeding pre-established performance standards and by performing work efficiently. In the case of the RDF, Hensel Phelps Construction (along with HDR Architecture, M.C. Dean, and Southland Industries), submitted the win-

ning proposal and has scored exceptionally high during performance reviews. "The design-build approach is a win-win situation," said Evey. "The contractors are motivated to find ways of doing things smarter, faster and within budget while maintaining a high level of quality and cooperation. That's good for our customers and good for the taxpayer."

When completed later this spring, the RDF will house approximately 150 employees and will include personnel from the Federal Facilities Division, Defense Protective Service, the Defense Post Office, Food Services, and other support service personnel. The roof of the new facility will be fully landscaped, making it suitable for ceremonial activities. In addition to material receiving and screening operations, the facility will house the Pentagon's maintenance shops, other light industrial operations as well as a new mission-critical power and chilled water plant.

Note: The RDF design-build team led by Hensel Phelps Construction Company was awarded a \$36.5 million contract in September 2000 for the new Pentagon Metro Entrance Facility (*story on next page*).



*Canine explosive detection teams inspect most of the 230 vehicles that arrive at the Remote Delivery Facility each day.*



*Aerial view (December 2000) of the Pentagon's new Remote Delivery Facility, which provides a consolidated location for screening all materials and supplies that enter the Pentagon. The facility opened on schedule on August 31, 2000, just 16 months after construction began.*